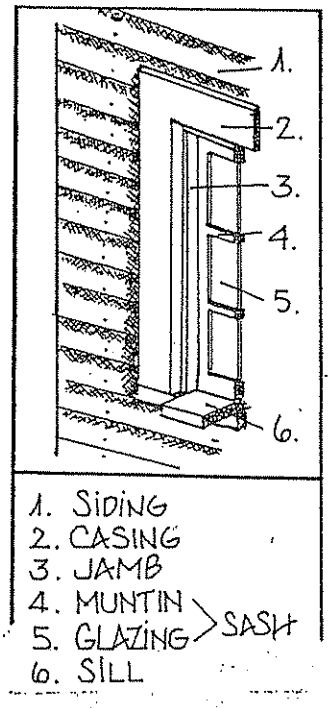
Windows and Doors

Windows and doors elicit a sense of proportion, depth, and are typically key design elements. They also exhibit craftsmanship not found today. Attention to details such as the number of panes or the size of panes or panels will contribute to the appropriateness of a rehabilitation. The Historic Resources Commission has adopted the following standards for the rehabilitation of windows and doors:

1. Adding or changing original window and door openings shall not be permitted on the principal facade. If new uses for the structure require an additional door or a window, these shall be located where they are not visible from a principal street.
2. **Replacement of windows on an historic building on any elevation with vinyl or aluminum sash shall not be permitted** Replacement of original windows on the front elevation is inappropriate unless the windows are deteriorated beyond repair. Replacement samples must be submitted to the Historic Resources Commission for approval.
3. When the Historic Resources Commission has approved solid wood, single pane, true divided lite replacement windows. Storm windows or energy panels applied to sash are encouraged.
4. Windows and doors of existing buildings shall retain their original size and dimension.
5. The number and size of panes, mullion, muntin size and all window and door hardware shall be the same as those of the original windows and doors.
6. Window and door surrounds and trim shall match the original door or window surrounds and trim. Replacing sash windows shall not alter original trim. Trim and sills shall not be covered with aluminum or vinyl facing.
7. Replacement doors are permitted only if the door is deteriorated beyond repair. Replacement doors must match original in design, size, and materials. Metal doors are inappropriate.



Installation of Storm Screens, Doors and Windows

Raw metal storm screen, doors and window frames are not appropriate to Montford's historic character. Raw metals were never used during the era in which most of Montford's residences were constructed, and they conflict visually with the painted and natural finish of traditional building materials.

There are alternatives to raw metals for storm windows and doors. Most manufacturers produce storm windows with colored, vinyl coatings or baked enamel finishes. Traditional wood storm windows can be used either inside or outside the primary window and can be painted a matching color.

All storm windows and doors shall meet the following standards:

1. Storm windows and storm doors shall be installed to the inside of the casing and are not to cover the casing.
2. Storm windows and storm doors shall be factory finished vinyl, painted wood or painted or baked enamel finish aluminum;
3. Storm windows with a meeting rail, must align with the meeting rail of the window to which it is applied.
4. Storm doors shall have full view glass with meeting rails or mullions that align with the meeting rails and mullions of the door.
5. When possible, interior storm windows are encouraged, especially on the primary facades.

Porches, Entrances, and Balconies

Front porches are the dominant feature on many of the houses in the historic district. They generally are one story in height, often run the full width of the house, and sometimes wrap around from the front to a side elevation. Most porches in the district are constructed and detailed in wood. Painted tongue-and-groove floorboards and beaded-board ceilings are most typical. Balconies, sleeping porches, side porches, and back porches are also fairly common in the historic district. Many side and rear porches are screened and occasionally further enclosed with lattice panels. Two-story porticoes and double-tiered porches grace the front elevations of a few of the larger homes.

Because the enclosure of a front porch or balcony alters the historic character of a building so significantly, it is never considered appropriate in the district. For parallel reasons the enclosure of side or rear porches is discouraged. Similarly, elimination or enclosure of balconies compromises the architectural integrity of buildings. Creating a false historical appearance through the application of elements and details to a porch or an entrance is also considered inappropriate, as is adding a porch or an entrance to a prominent elevation where none existed historically.

Reconstruction of a missing porch, entrance, or balcony requires accurate evidence of the original configuration and detail. If complete documentation does not exist or if reconstruction is not desired, a contemporary design that is compatible with the historic building in height, proportion, roof shape, material, texture, scale, detail, and color is appropriate.

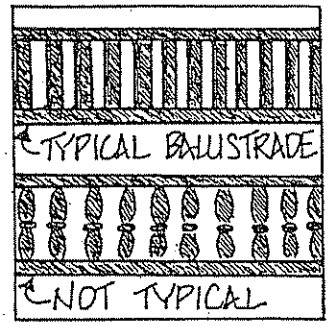
Maintenance and Repair

Because of the exposed nature of porches and entrances, maintenance is a continuing concern. Ensuring their water-shedding ability through proper sloping of all floors and steps and through maintenance of related roofing, gutters, and downspouts is essential. Keeping a sound paint film on all wooden porch and balcony surfaces to prevent moisture damage is critical as well.

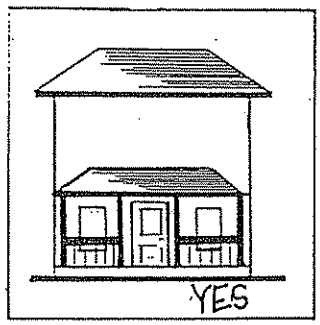
The guidelines for wood, architectural metals, and paint contain information for maintenance and repair of each material. Given the distinguishing character of historic porches and entrances, replacement of any element or detail should be carefully considered. When replacement is necessary, the new piece should match the original piece in material, shape, texture, detail, and dimension. It is not appropriate to substitute a contemporary stock item that does not match the original element, or to eliminate a detail rather than repair or replace it.

Porches, Entrances, and Balconies: Guidelines

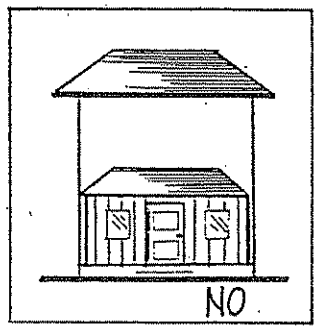
1. Retain and preserve historic porches, entrances, and balconies.
2. Retain and preserve all architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, rails, steps, brackets, soffits, and trim.



3. Retain and preserve historic porch and balcony material, such as flooring, ceiling board, lattice, and trim, whenever possible. If replacement is necessary, use new material that matches the historic material in composition, dimension, shape, color, pattern, and texture.
4. Protect and maintain porches, entrances, and balconies in appropriate ways:
   - Maintain the slope of the floor and the steps to ensure that water does not collect but runs off.
   - Maintain a sound paint film on all elements that were traditionally painted.
   - Check the condition of all wooden elements regularly for signs of water damage or rot.
   - Keep wooden joinery adequately sealed to avoid moisture damage.
   - Inspect masonry piers or foundation walls regularly for signs of deterioration or moisture damage.
5. Repair wooden elements by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.
6. If replacement of a porch element or detail is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture, and detail.
7. If a historic porch, entrance, or balcony is completely missing, replace it with either a reconstruction based on accurate documentation or a new design compatible with the historic character of the building in height, proportion, roof shape, material, texture, scale, detail, and color.

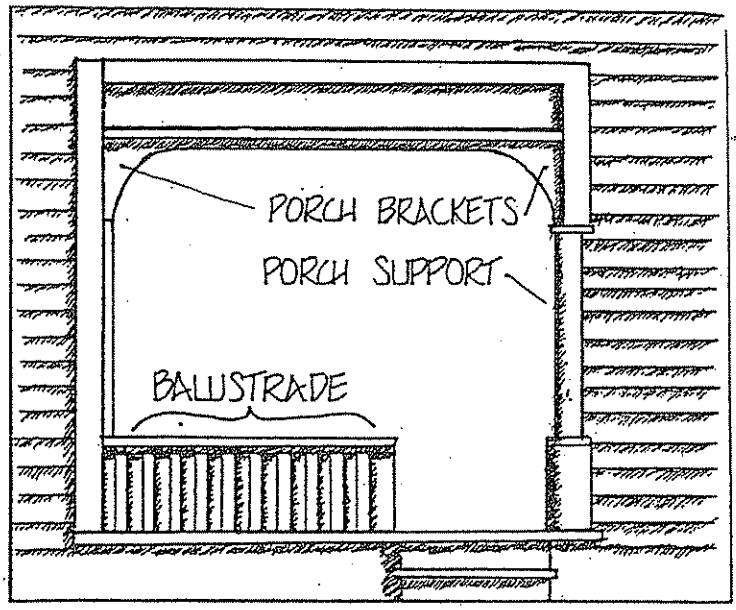


8. When introducing reversible features to assist people with disabilities, take care that the original design of the porch or the entrance is not diminished and historic materials or features are not damaged.
9. Enclosing a front porch is not allowed.
10. Enclosure of side or rear porches and balconies is discouraged. If enclosure of a side or rear porch is requested for a new use, design the enclosure so that the historic character and features of the porch are preserved.



11. It is not appropriate to add elements or details to a porch or an entrance in an attempt to create a false historical appearance.

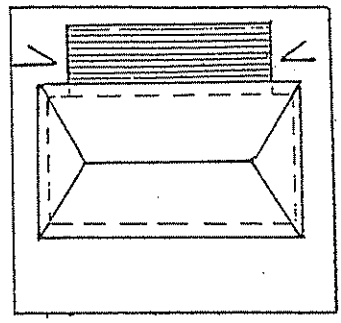
12. It is not appropriate to replace wooden porch floors or steps with concrete or brick ones.
13. It is not appropriate to add new porches, entrances, balconies or decks to primary elevations where none previously existed.



Deck Guidelines

Although decks have been allowed in recent years, they are not compatible with the style and fabric of the historic character of the neighborhood and are strongly discouraged.

1. It is not appropriate to remove significant features or elements of a historic building such as a porch, to construct a deck.
2. Construct decks so that they can be removed in the future without damaging the historic structure.
3. Ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.
4. Locate decks in inconspicuous areas, on the rear unless the side is less conspicuous. The deck must be inset at least one foot from either or both rear corners, where they are not visible form the street.
5. Screen decks from the public view with vegetation.
6. Design deck to be compatible in material, color, and detail with the historic building. Flooring must be tongue and groove or 1 X - decking.
7. Design deck railings to be compatible in material, color, scale and detail with the historic building.
8. It is not appropriate to use unfinished lumber or decking as the finished appearance of the deck. Paint or stain decks in colors compatible with the color of the historic building.



Roofs

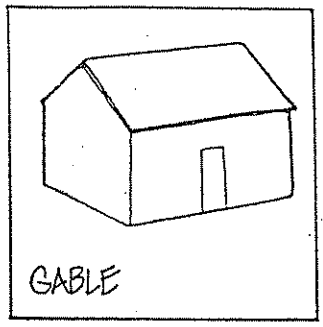
As in most modern structures, the roofs of historic buildings were "the first line of defense" against the elements. Montford's architects and builders also used the roof as a key design component. The steeply pitched roofs with ornate chimneys and trim are among the major distinguishing characteristics of Victorian era architecture.

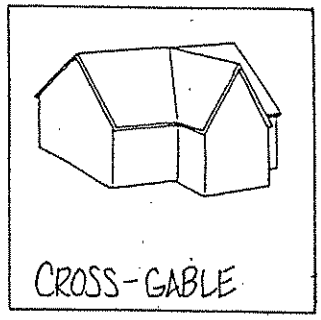
Changing the original roof's shape, materials or details generally harms the structure's design and historical integrity.

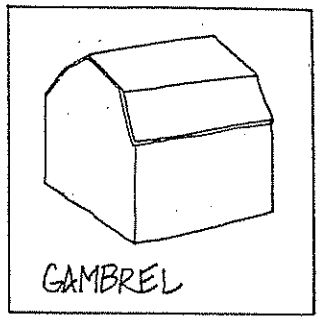
When repairing roofs, remember that the joints with chimneys, dormers, windows, vents, and facades are critical areas for water intrusion, and therefore should receive careful attention.

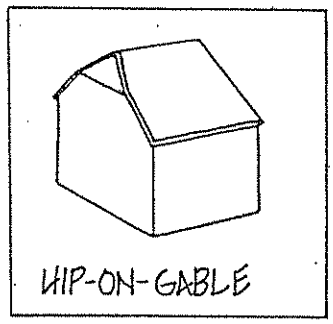
Historically valley flashing, was the only means to treat the open valley where roofing materials are joined at different planes. As three tab asphalt shingle became more common, so did the process of weaving the asphalt shingle at roof valleys. This is an inappropriate treatment. The weaving of asphalt shingle also has the disadvantage of deteriorating more rapidly than using an appropriate valley flashing technique.

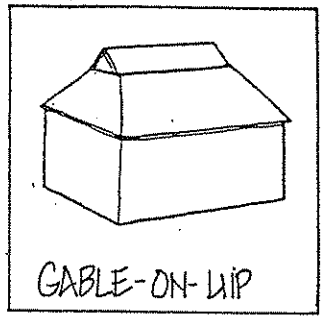
Replacing asphalt roofs with treated shakes or modern roofing materials that match wood shakes in design, color, and texture is encouraged where appropriate.





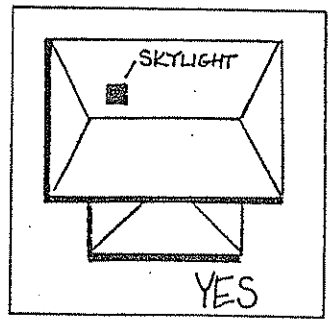


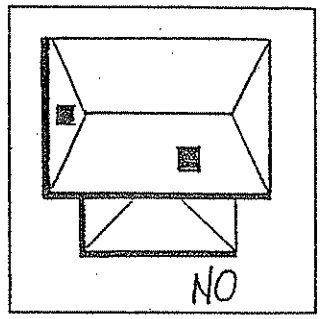




Roof Guidelines

1. All metal roofs excluding copper must be painted or have an opaque factory applied finish.
2. Any changes to the configuration of any existing roof must be confined to the rear of the house and shall not be visible from any primary street.
3. Skylights shall only be on the rear roof surface and as inconspicuous as possible. Skylights should be flat, rather than convex.
4. Valley flashing with copper, galvanized, or baked enamel rolled aluminum flashing shall be required on all newly installed asphalt shingle or shake roofs.
5. Roof color must be medium to dark in color.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new shall match the old in design, color, texture, and where possible materials. Modern materials that simulate original materials are acceptable.





An appropriate, well-executed exterior color combination can dramatically alter the appearance of a building. Likewise, the application of garish colors on a building's exterior can overpower its architectural character and compromise its integrity. Although an exterior paint job is not an irreversible change to a building, it is a highly visible and relatively expensive one, so a careful study of the style of the building, the surrounding streetscape, and the region's climatic conditions makes sense.

Historically, house colors were affected by technology, cultural attitudes, and social conditions. Individuals interested in accurately reproducing a building's original color scheme can sometimes find written documentation describing it or they can have paint scrapings analyzed to determine its color history. Architectural conservators and professional preservationists, such as those on the staff of the North Carolina State Historic Preservation Office, can assist in this process. If a building's original color scheme is unknown or not pleasing to its owner, then considering other color combinations is appropriate. Property owners should take advantage of the many excellent resources now available that describe historic color palettes and appropriate combinations. The Commission has many of these in its library for reference.

Things to Consider As You Plan

Routine cleaning of painted surfaces is an important maintenance step. Often, low-pressure washing of a previously painted exterior with a garden hose will reveal that the paint film is intact under the surface dirt and mildew. However, higher-pressure power washing can damage intact paint layers and force water into the wall itself.

The success and the longevity of any paint job depend primarily on the quality of the surface preparation and the paint. Proper preparation includes removing all loose or peeling paint down to the first sound paint layer. (see preservation brief #37 for the removal of lead based paints) Stripping intact layers of paint is unnecessary and undesirable from both a historical and a practical standpoint. Often, only handscraping and handsanding are necessary for removing loose paint. Destructive paint-removal methods, such as sandblasting, waterblasting, and using propane or butane torches, are not appropriate for historic buildings because they irreversibly damage historic woodwork, soft metals, and masonry, and they are potential fire hazards. However, if paint is severely deteriorated and gentler methods are not successful, thermal devices such as electric hot-air guns may be used with care on decorative wooden features, and electric heat plates may be used with care on flat wooden surfaces. Similarly, chemical paint strippers may be used to augment gentler methods, but the surface must then be neutralized to allow the new paint film to bond.

Because mildew can ruin a new paint job, it should be eradicated before repainting by using either a commercial preparation containing 5 percent calcium hypochlorite or a homemade solution consisting of 3 quarts of warm water, 1 quart of chlorine bleach, 2/3 cup of borax, and ½ cup of detergent. Either solution should be applied with care using a soft scrub brush, and thoroughly rinsed off.

Once wooden surfaces have been cleaned, scraped, and sanded, and the joints recaulked, any exposed wooden surfaces should be primed with a high-quality exterior primer before repainting with a compatible paint coating system. Although the color is more uniform and less translucent than the early, less homogenous oil paints, today's high-quality latex and alkyd resin paints provide a similar appearance.

Preparation for painting stucco and previously painted brick or stone is similar to that for painting wooden surfaces. The guidelines for architectural metals address the painting of metals.

PAINT AND PAINT COLOR: GUIDELINES

1. Preserve and protect original exterior building surfaces and site features that were painted, by maintaining a sound paint film on them.
2. Protect and maintain previously painted exterior surfaces in appropriate ways:
   - Inspect painted surfaces regularly for signs of discoloration, moisture damage, mildew, and dirt buildup.
   - Clean painted surfaces regularly to avoid unnecessary repainting. Use the gentlest means possible.
   - Remove deteriorated and peeling paint films down to the first sound paint layer before repainting. Use the gentlest means possible, such as hand-scraping and hand-sanding. Use electric heat guns and plates with caution and only if gentler methods are ineffective.
   - Ensure that surfaces to be repainted are clean and dry, and that any exposed wooden or metal surface has been primed so that new paint will bond properly.
   - Repaint previously painted surfaces with compatible paint systems.
3. When repainting, select paint colors appropriate to the historic building and district. Enhance the architectural style and features of a building through appropriate selection and placement of paint color.
4. Painting of brick, stone, copper, bronze, concrete, or cement block surfaces that were historically unpainted is not allowed.
5. Stripping wooden surfaces that were historically painted down to bare wood and applying clear stains or sealers to create a natural wood appearance is not allowed.
6. Replacement of painted wooden siding that is sound with new siding to achieve a uniformly smooth wooden surface is not allowed.
7. Removing paint films through destructive methods such as sandblasting, and waterblasting, is not allowed before repainting.
8. Pressure washing pebbledash or wooden shingles is not allowed. Both pebbledash and wooden shingles will be damaged if pressure washed.

Special Features and Details

Deteriorated architectural features of old houses shall be repaired rather than replaced. If replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplications of original features, substantiated by pictures or samples. All original details shall be retained if structurally feasible. The owner should never try to make a building look older than it is by using details belonging to a previous period.

AREAS OF SPECIAL CONCERN

Use of Artificial Siding in the Historic District

The Historic Resources Commission discourages the use of artificial siding in the Montford Historic District. Its use is prohibited on buildings identified as "Contributing" and "Key" for the following reasons:

1. Artificial siding rarely duplicates the appearance of original siding;
2. The adding of aluminum or vinyl over wood siding can cause moisture to be trapped and wood to deteriorate;
3. The insulation value of artificial siding is much lower than that of wood and will not contribute significantly to the overall warmth of the house;
4. When it is damaged, aluminum and vinyl siding may not be repaired; it must be removed and replaced.
5. Colored siding eventually fades, mildews, and must be painted; and
6. Vinyl siding has much lower melting and flash points than wood and can be hazardous.

If the following standards are met for the installation of artificial siding, the Historic Resources Commission will consider an application involving such installation on non-contributing buildings only.

1. Corner boards for artificial siding must be exactly the same size as the existing corner boards;
2. All new window and door trim must be exactly the same width as the original trim;
3. Drip caps or any other architectural features must be covered in a manner that will allow for the same curvature and proportion after coverage as before coverage;
4. All artificial siding shall run in the same direction as the original siding;

5. Frieze and soffit boards must be covered in the same width as exists on the building;
6. All detailing which is not flush with the siding or surface must bear the same proportion after coverage as before coverage;
7. All exterior facade shingles shall remain and must not be covered or altered;
8. All decorative porch posts, railings, brackets, cornices and cornice trim must remain uncovered;
9. All existing shutters must be returned to their original location after the artificial siding is applied;
10. All masonry must remain uncovered;
11. The width of artificial siding must have approximately the same width and shape as the original. For example, 8" German siding shall not be covered with 4" or 6" spaced, narrow or square grooved siding;
12. Samples of all proposed artificial siding shall be submitted with the application. These samples shall be exact as to shape, size and color. A copy of the manufacturer's literature shall also be submitted showing siding examples and indicating the warranty;
13. Artificial siding shall not be installed over rotted wood. All original siding, trim, fascia, drip, etc., items shall be repaired according to the Secretary of the Interior's Standards for Rehabilitation the prior to the installation of artificial siding (see preservation brief # 8).
14. All artificial siding shall be the original color of the building.
15. Siding materials with a stamped or molded design which imitates masonry or wood grain will not be allowed.

Installation of Exterior Fire Escapes

Exterior fire escapes are normally required when an owner creates living spaces for more than one family or tenant. Each individual request shall be submitted to the Commission for review. The design shall be presented in the form of an accurate drawing indicating the dimensions, relationship to the rest of the building, the construction materials and the colors proposed. Care should be taken to keep the stairs away from the prominent facades or prominent views of the house.